

<b>Depth/Size (ft):</b>	140.72	<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1983
<b>Frontage (ft):</b>	72.40	<b>Bathrooms:</b>	3	<b>Age:</b>	41
<b>Lot Area: (sq.ft.)</b>	10,188.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	R-1E
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$5,416.55
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>				<b>P.I.D.:</b>	000-535-834

<b>Style of Home:</b>	Basement Entry	<b>Parking:</b>	Total: 6 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Brick,Mixed,Vinyl	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Mixed,Tile	<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:**

**Complex / Subdiv:**

**Services Connected:** Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

**Legal:** LOT 129, PLAN NWP61724, SECTION 35, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT

**Amenities:**

**Site Influences:** Central Location,Golf Course Nearby,Private Yard,Recreation Nearby,Shopping Nearby

**Features:** Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW

**Bylaw Restrict:**

**Listing Broker(s):** Engel & Volkers Vancouver

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'2 x 12'11	Below	Family Room	13'6 x 12'9
Main	Dining Room	14'10 x 8'1	Below	Games Room	12'10 x 13'6
Main	Kitchen	18'7 x 8'3	Below	Den	11'3 x 8'5
Main	Primary Bedroom	12'3 x 11'0	Below	Laundry	11'3 x 3'11
Main	Bedroom	10'5 x 10'2	Below	Other	6'10 x 9'0
Main	Bedroom	9'1 x 11'3			
Below	Foyer	5'8 x 7'4			

<b>Finished Floor (Main):</b>	1,130 sqft	<b># Of Rooms:</b>	12	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	926 sqft	<b># Of Levels:</b>	2	Main	3	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>		Below	4	No
<b>Finished Floor (Total):</b>	2,056 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full			
<b>Grand Total:</b>	2,056 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>				

Beautifully renovated basement entry home on a South facing 10,000 sqft lot. Home features many recent renovations in 2020-2021 including luxury white oak hardwood on the main floor, all new kitchen cabinets, appliances, quartz counters, tile backsplash and renovated main floor bathrooms. Roof done in 2016, new furnace and A/C in 2018, hot water on demand in 2019, windows in 2021, new carpets and fresh paint in the basement this year. A perfect family home with 3 Bedrooms & 2 bathrooms upstairs. Just off the kitchen leads to a HUGE fully fenced backyard w/ new deck perfect for entertaining this summer. Downstairs has bachelor or 1 bed suite potential. Conveniently located to all amenities w/ easy access to all transit. This is the one you have been looking for! OPEN HOUSE SATURDAY 1-3pm